

PACIFICA PLAZA



DAVID BOLT

dbolt@lee-associates.com

949.231.8309

DRE # 01169899

NICK DUMKE

ndumke@lee-associates.com

916.380.9920

DRE # 01197433

MADDIE ZACHER

mzacher@lee-associates.com

949.244.3721

DRE # 02385200

A 4-story, Class "A" Property
 consisting of 75,000 Square Feet
 of premier office space.



PROPERTY FEATURES

- 4 stories offering $\pm 75,000$ square feet in the heart of the Irvine Spectrum.
- Convenient access to the 405, 5, 91, and 55 Freeways and the 133, 241 and 73 toll roads.
- Blocks from to the Irvine Spectrum Center and other retail amenities with over 30 restaurants, 5 hotels, fitness centers and numerous shopping facilities.
- Convenient on-site cafe on ground floor.
- Fronts the 241 Toll Road
- Solar panel covered parking and EV charging stations, with optional reserved parking.
- Two elevators
- High speed Internet
- Ample free surface parking - with no parking structure
- Two main entrances with two main parking areas.
- Strategically located in one of Southern California's fastest growing business environments.

Pacifica Plaza
 100 Pacifica
 Irvine, CA 92618


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AVAILABLE SUITES

203	±1,608 SF	Now	3 Private offices, open area, storage and kitchenette
310	±3,122 - ±3,586 SF	Now	Corner office location, 5 private offices & conference room 
400 Option A	±7,497 SF	Now	LANDLORD WILL BUILD TO SUIT. BUILDING TOP SIGNAGE.
400 Option B	±8,119 SF	Now	LANDLORD WILL BUILD TO SUIT. BUILDING TOP SIGNAGE.
410	±2,364 SF	Now	6 Private offices, 1 conference room, Kitchen
420	±3,428 SF	Now	Double door entry, 7 offices, 1 conference room, kitchen area, open area
460	±1,704 SF	Now	4 Offices, 1 conference room, kitchen area, open area

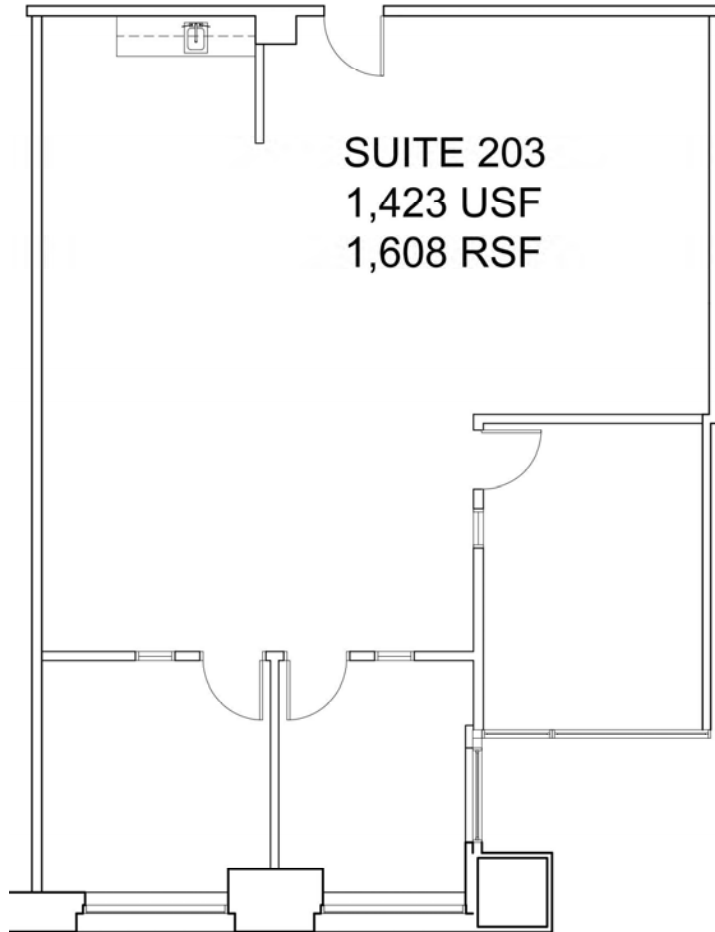
PACIFICA PLAZA



FLOOR PLAN

SUITE 203

AS-BUILT FLOOR PLAN



**FULL COMMISSION TO PROCURING BROKERS
PLUS \$2/FT. BROKER BONUS FOR ALL SUITES**

± 1,608 Square Feet

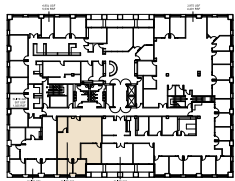
Suite Description:

3 private offices, open area and kitchenette.

Asking Lease Rate:

\$2.85 PSF

Available: Now



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FLOOR PLAN

SUITE 310

HYPOTHETICAL FLOOR PLANS



As Built

FULL COMMISSION TO PROCURING BROKERS PLUS \$2/FT. BROKER BONUS FOR ALL SUITES

±3,122/±3,586 Square Feet

Suite Description:

Five (5) private offices, and conference room.

Asking Lease

Rate: \$2.85 PSF

Available: Now



Video Tour



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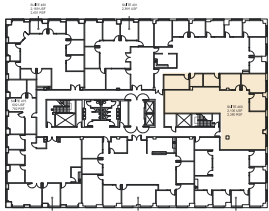
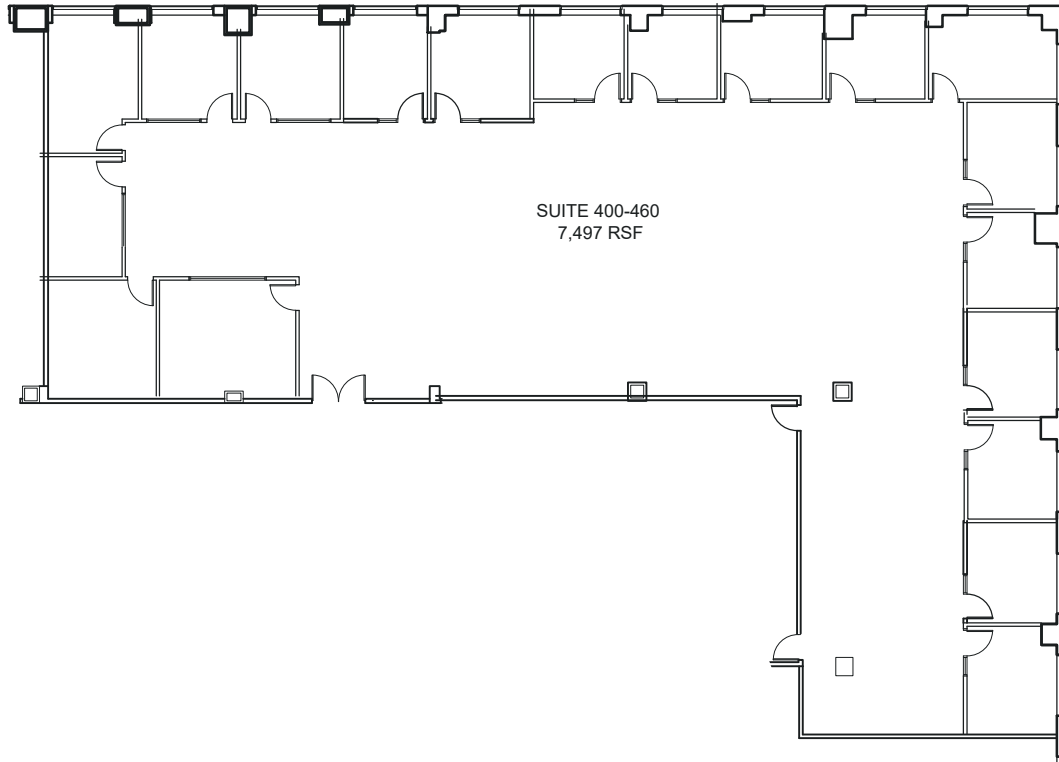
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FLOOR PLAN

SUITE 400

BUILDING TOP SIGNAGE AVAILABLE



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±7,497 Square Feet - Option A

Suite Description:
LANDLORD WILL BUILD TO SUIT

Asking Lease Rate:
\$2.85 PSF

Available: Now



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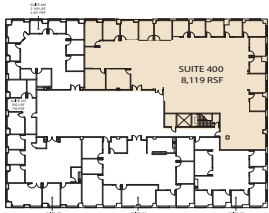
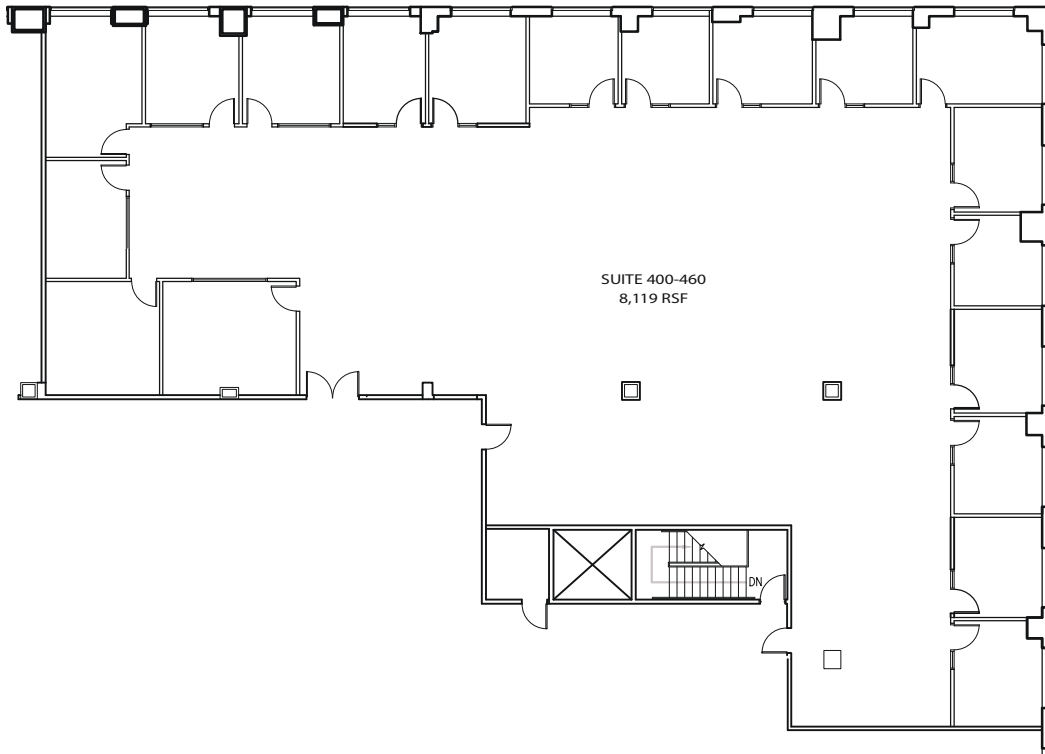
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FLOOR PLAN

SUITE 400

BUILDING TOP SIGNAGE AVAILABLE

ALTERNATIVE LAYOUT



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±8,119 Square Feet - Option B

Suite Description:
LANDLORD WILL BUILD TO SUIT

Asking Lease Rate:
\$2.85 PSF

Available: Now



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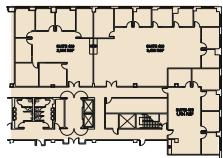
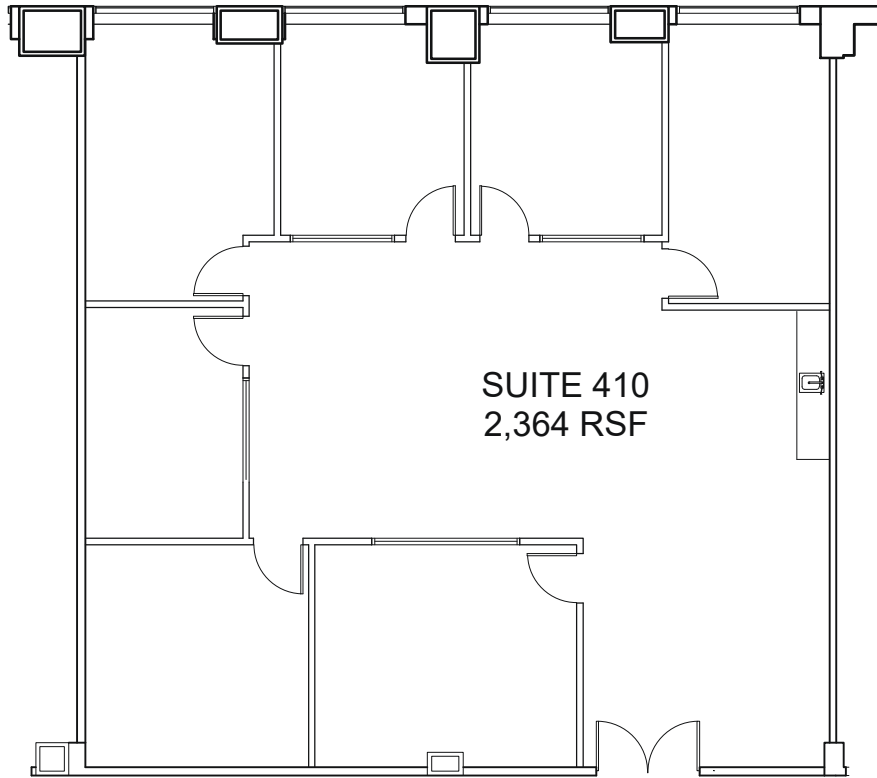
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FLOOR PLAN

SUITE 410

AS-BUILT FLOOR PLAN



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±2,364 Square Feet

Suite Description:

Double door entry, 6 private offices, 1 conference room, open area and kitchen

Asking Lease Rate: \$2.85 PSF

Available: Now



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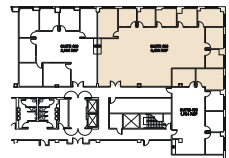
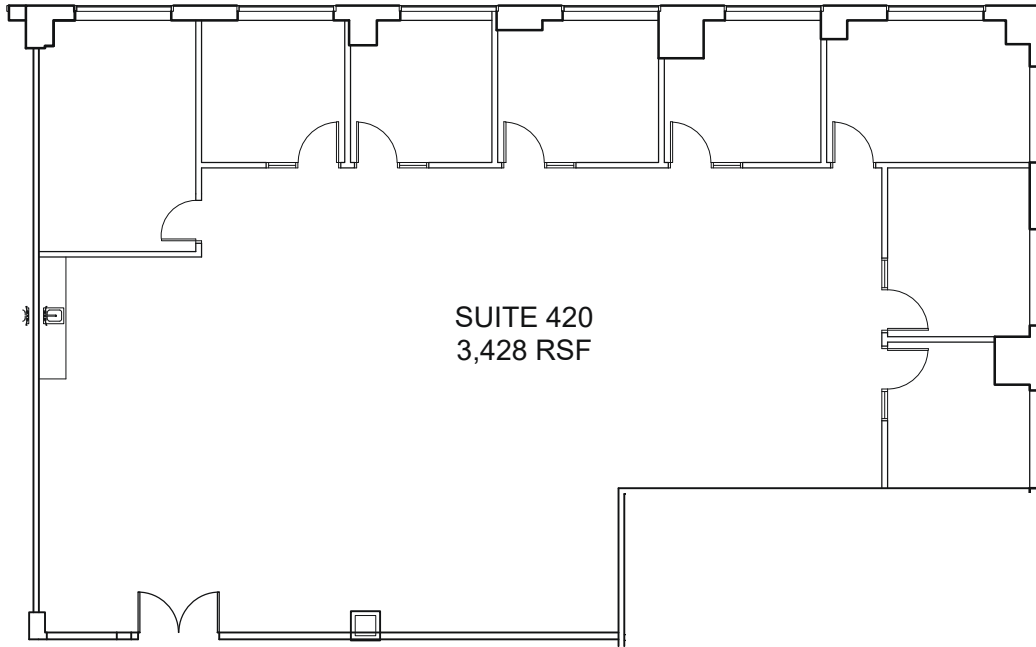
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FLOOR PLAN

SUITE 420

AS-BUILT FLOOR PLAN



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±3,428 Square Feet

Suite Description:

Double door entry, 7 offices, 1 conference room, kitchen area, open area

Asking Lease Rate:

\$2.85 PSF

Available: Now



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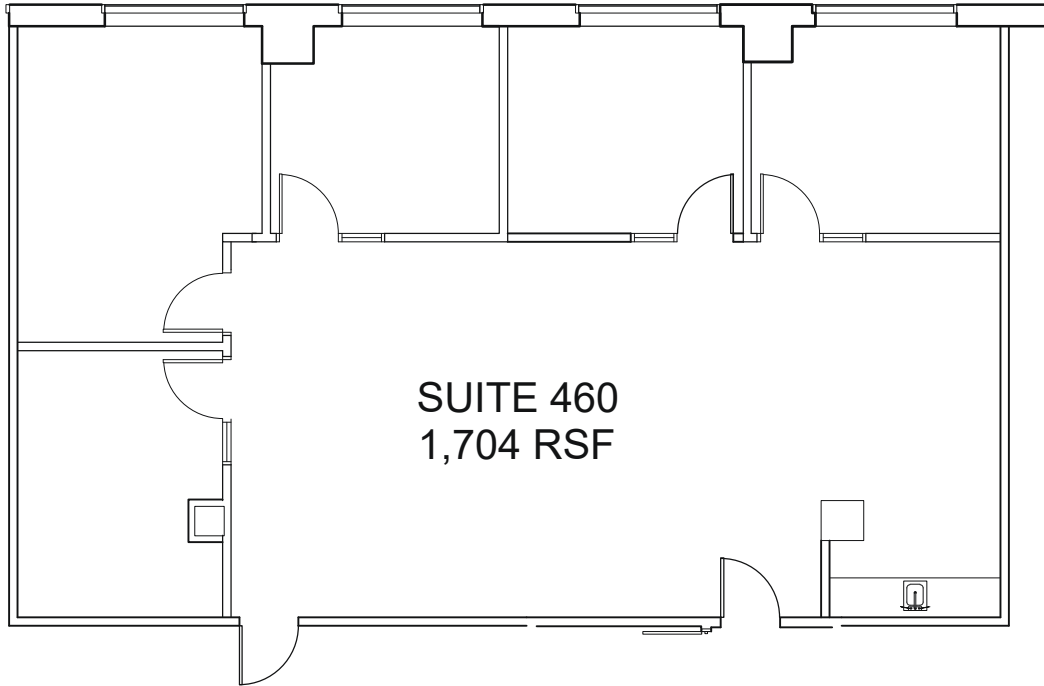
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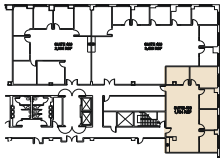
FLOOR PLAN

SUITE 460

AS-BUILT FLOOR PLAN



SUITE 460
1,704 RSF



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± 1,704 Square Feet

Suite Description:

4 Offices, 1 conference room, kitchen area, open area

Asking Lease Rate:

\$2.85 PSF

Available: Now



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